



## **Douglas Tower, 9 Good Luck Hope Walk, London, E14 0XD**

**£400,000**

DOUGLAS TOWER IS A 29 STOREY LUXURY TOWER LOCATED ON THE RIVER LEA AND FORMING PART OF THE GOOD LUCK HOPE DEVELOPMENT IN THE DOCKLANDS.

GOOD LUCK HOPE'S SOUGHT AFTER FACILITIES ARE AVAILABLE IN THE '1595 CLUB' INCLUDING INDOOR AND OUTDOOR POOLS, CINEMA, LOUNGES AND WORK HUBS.

Our studio suite is bright and spacious and includes a living area, a designer fitted kitchen, a bedroom area with ample storage and a bathroom.

GROUND RENT £550 PA / SERVICE CHARGE £3649 / LEASE 997 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- STUDIO SUITE
- CONCIERGE
- 1595 RESIDENTS CLUB
- GOOD LUCK HOPE
- DOUGLAS TOWER
- WEST FACING
- POOL, GYM, CINEMA
- 3RD FLOOR

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STUDIO SUITE

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DOUGLAS TOWER G.L.H

STUDIO ROOM

STUDIO ROOM

STUDIO ROOM

STUDIO ROOM

RESIDENTS FACILITIES

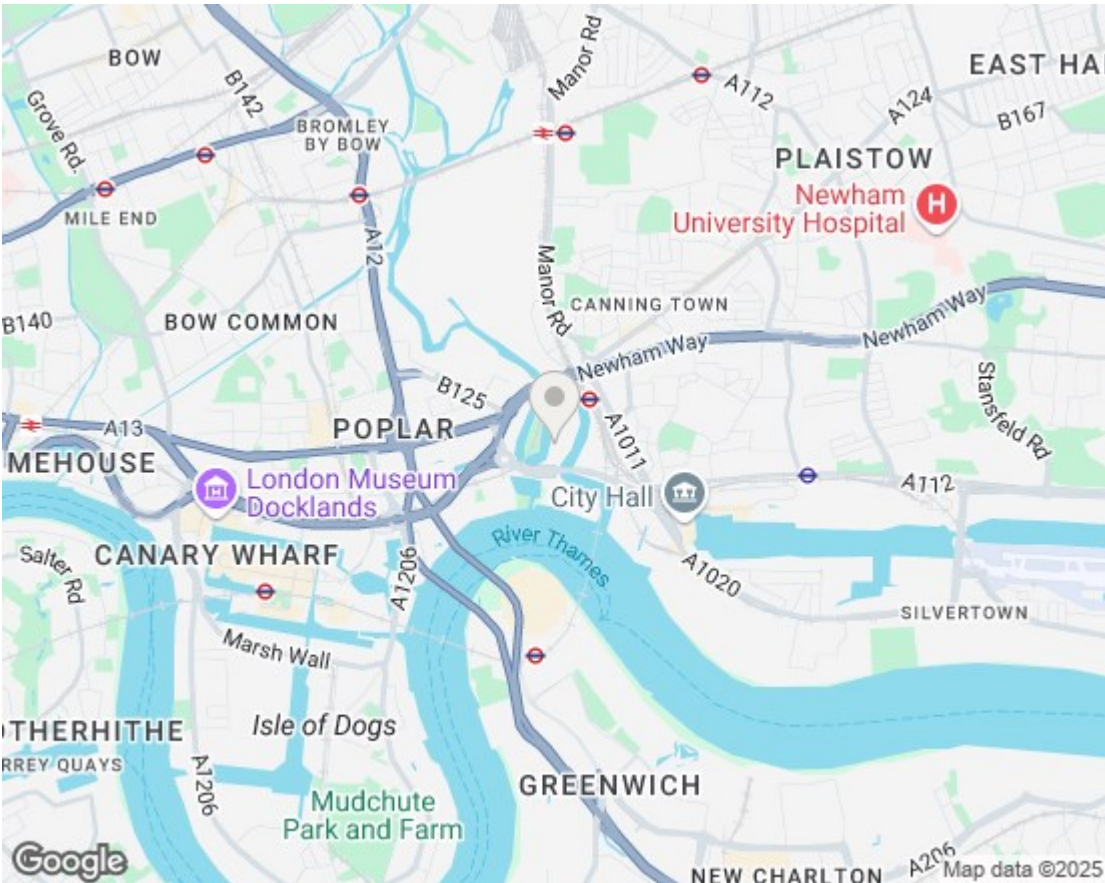
RESIDENTS FACILITIES

RESIDENTS FACILITIES

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RESIDENTS FACILITIES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.